

City of Reading Zoning Hearing Board Meeting  
COUNCIL CHAMBERS, Second Floor, City Hall, 815 Washington Street

FINAL AGENDA

Regular Meeting  
Wednesday, September 12, 2012 @ 5:30 pm

**I. OLD BUSINESS**

**1. 1711 Hampden Boulevard (Appeal #2012-16)**

Hear the appeal of Maria Casey on behalf of Orange Stones Company (aka Firetree, Ltd.) for an appeal of a cease and desist order for operating an office without zoning approval in the R-1 Residential District (Sections 27-201(B), 27-203(A), 27-204, 27-206, 27-301(A)(1), 27-301(A)(2)(a)(1)&(2), 27-406(A) and all associated Variance, Special Exceptions, and Interpretations).

**2. 801 North Ninth Street (Appeal #2012-14)\***

Hear the appeal of Bill Hynes on behalf of ICI Development, LLC (aka Think Loud Development, LLC) for a Special Exception for an adaptive reuse in the C-N Commercial Neighborhood District and for a Variance for relief of the dimensional requirements and off-street parking requirements in the C-N Commercial Neighborhood District (Sections 27-406(D), 27-406(E), 27-809(1), 27-809(2)(c), 27-1202(A), 27-1603(A)(31)(d), 27-1603(A)(33) and all associated Variance, Special Exceptions, and Interpretations).

*\*The Applicant will resubmit this case at a later date.*

**3. 1527 North Fifth Street (Appeal #2012-15)**

Hear the appeal of Melissa Nye on behalf of Lamar Advertising of Penn, LLC for an appeal of a zoning permit to erect a billboard in the M-C Manufacturing Commercial District (Sections 27-406(A), 27-1717(B)(2)(c), 27-1717(B)(5) and all associated Variance, Special Exceptions, and Interpretations).

**4. 1350 Allegheny Avenue (Appeal #2012-21)**

Hear the appeal of Melissa Nye on behalf of Lamar Advertising of Penn, LLC for a variance to replace two 10'-6" x 36'-0" back-to-back digital signs with two 14' x 48' back-to-back digital signs in the C-H Commercial Highway District (Sections 27-406(D), 27-1717(B)(2)(a) and all associated Variance, Special Exceptions, and Interpretations).

**5. 1656 Cotton Street (Appeal #2012-29)**

Hear the appeal of Andres Acuna on behalf of the East Reading Boxing Club for a variance to operate a private recreational facility (boxing club) and to exceed the maximum square feet for a projecting sign in the R-3 Residential District (Sections 27-406(D), 27-804(2), 27-1703(B)(3) and all associated Variance, Special Exceptions, and Interpretations).

## **II. NEW BUSINESS**

**6. 1010 Elm Street (Appeal 2012-30)**

Hear the appeal of Juan Carlos Sburlatti on behalf of Lakerail, LLC for a special exception to increase the days and hours of operation for commercial retail with multiple vendors (flea market) in the R-3 Residential District (Sections 27-406(E), 27-607(D)(6) and all associated Variance, Special Exceptions, and Interpretations).

**7. 1349 Mineral Spring Road (Appeal 2012-31)**

Hear the appeal of William Malfaro on behalf of Charlie Quattro, LLC for a variance to reestablish four dwelling units in the R-3 Residential District (Sections 27-406(D), 27-607(F)(2), 27-607(F)(3), 27-607(G) and all associated Variance, Special Exceptions, and Interpretations).

**8. 702 North Eighth Street (Appeal 2012-32)**

Hear the appeal of Mark Christman for a Special Exception for an adaptive reuse and day care center in the C-N Commercial Neighborhood District and for a Variance for relief of the off-street parking requirements in the C-N Commercial Neighborhood District (Sections 27-301(A)(2)(a)(1), 27-406(D), 27-406(E), 27-809(2)(c), 27-1008, 27-1202(A), 27-1202(D)(2), 27-1202(D)(3), 27-1603, 27-1706 and all associated Variance, Special Exceptions, and Interpretations).

**9. 411 South Twelfth Street (Appeal 2012-33)**

Hear the appeal of Alyssa Cintron, Jonathon Landron and Jose DeJesus for a Variance to operate auto repair and relief of the off-street parking requirements in the R-3 Residential District (Sections 27-406(D), 27-804(2), 27-1603(A)(2), and all associated Variance, Special Exceptions, and Interpretations).

**10. 503 Windsor Street (Appeal #2012-34)**

Hear the appeal of Steven Figueroa on behalf of Highland Real Estate Group, LLC for a variance to reestablish two dwelling units and relief of dimensional requirements (set-backs and impervious coverage) for off-street parking and fence height in the R-3 Residential District (Sections 27-406(A), 27-406(D), 27-804(1) 27-1302 and all associated Variance, Special Exceptions, and Interpretations).

## **III. DECISIONS TO BE RENDERED**

**1. 715 Walnut Street (Appeal #2012-28)**